



TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION

Town of Killingly, CT

2023 NOV 17 AM 8:45

Copy to Planning Commission

MONDAY – NOVEMBER 20, 2023

Regular Meeting – HYBRID MEETING

7:00 PM

TOWN MEETING ROOM – 2ND FLOOR

Killingly Town Hall

172 Main Street

Killingly, CT

THE PUBLIC IS ALLOWED TO ATTEND THE MEETING IN PERSON
OR THE PUBLIC MAY VIEW THIS MEETING AS DESCRIBED BELOW

AGENDA

THE PUBLIC CAN VIEW THIS MEETING ON FACEBOOK LIVE.

GO TO WWW.KILLINGLY.ORG AND CLICK ON FACEBOOK LIVE AT THE BOTTOM OF THE PAGE.

- I. CALL TO ORDER/ROLL CALL
- II. SEATING OF ALTERNATES
- III. AGENDA ADDENDUM
- IV. CITIZENS' COMMENTS ON ITEMS **NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission)

NOTE: Public comments can be emailed to publiccomment@killinglyct.gov or mailed to the Town of Killingly, 172 Main Street, Killingly, CT 06239. All public comment must be received prior to 2:00 PM, the day of the meeting. Public comment received will be posted on the Town's website www.killingly.org.

NOTE: To participate in the CITIZENS' COMMENTS– the public may join the meeting via telephone while viewing the meeting on Facebook live.

To join by phone please dial 1-415-655-0001; and use the access code **2630-720-4872** when prompted.

- V. COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS
- VI. PUBLIC HEARINGS – (review / discussion / action)
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PUBLIC HEARINGS CONT:

1) **Special Permit Appl. #23-1314** – CPD Killingly, LLC / Domenic Carpionato (Nikolas Gounaris, et al and George Reichardt, et al) 536 – 542 – 552 Hartford Pike (536 = GIS MAP 114, Lot 39, 0.95 acres, VC), (542 = GIS MAP 114, Lot 40, 0.34 acres, VC), and (552 = GIS MAP 114, Lot 41, 0.64 acres, VC); for construction of a 12,580 +/- square foot commercial building with drive-thru and associated site improvements Zoning Sect. 700, Spec Perm; Sect. 470, Site Plan. **CONT. FROM 07/17/23 & 08/21/23 & 09/18/2023 & 10/16/2023 (Continued for purpose to hear legal opinion from the Town's Attorney)**

2) **Zone TEXT Change Appl. #23-1320** – Jaymin Patel; requests a zone TEXT change that would allow a redemption center as an allowed (permitted) use in the Borough of Danielson's Central Business District

3) **Zone MAP Change Appl. #23-1321** – Christine M. McGannon, John E. Deluca, Jack Helfgott (WELD, LLC/Landowner); 543 Wauregan Road, GIS MAP 262; LOT 20; 2.1 acres; Light Industrial – request to change zone district from Light Industrial (back) to General Commercial.

4) **Special Permit Appl #23-1322** – JPF Rentals LLC (JPF Rentals, LLC & Chirstopher Chenette/ Landowners); 18 Ware Road (GIS MAP 40, LOT 27) and 21 Pineville Road (GIS MAP 40, LOT 33); Medium Density; approximately 4 acres; to construct 14 new single family rental units, w/community bldg., parking, drainage and appurtenant utility services; under TOK Zoning Regulations; Medium Density, Section 410.3.2(j) Special Permitted Uses, (j) Multi-family Development; Section 555, Multi-Family Development; Article VII, Special Permits; Section 470 Site Plan Review.

5) **Zone TEXT Change Appl #22-1300** - Town of Killingly / Planning and Zoning Commission, Zone TEXT Change; complete update and revision of Section 436, Business Park District of the Town of Killingly Zoning Regulations, including a proposed use table.

(NOTE: RE. Above Zone TEXT Change Applications – Edits, if any, may be suggested & made, to the proposed text up to the close of the hearing. There will be no further advertisement of edits until the decision of the PZC is published.)

Hearings' segment closes.

Meeting Business will continue.

VII. UNFINISHED BUSINESS – (review / discussion / action)

1) **Subdivision Appl. #23-1319** – Kathie A. Hess (Bruce & Brenda Weeks / Landowners); 2 Weeks Lane; GIS MAP 108, LOT 30.1; 1.06 acres; ALZOD overlay district; to subdivide Lot 30.1 into two parcels, also a lot line adjustment between LOT 30 and LOT 30.1 will be necessary to create a conforming lot. **(review/discussion/action) CONT. FROM 09/18/2023 & 10/16/2023**

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7) **Subdivision Appl #23-1323** – Pasay Development, LLC (Applicant & Landowner); 325 Snake Meadow Road, GIS MAP 254, LOT 6, 7.31 acres; Rural Development; three (3) lot subdivision.

VIII. NEW BUSINESS – (review/discussion/action)

1) Possibly schedule a workshop session to discuss Open space requirements of Planned Residential Developments, and other types of developments.

(*) Applications submitted prior to 5:00 PM on MONDAY, NOVEMBER 13, 2023 - will be on the agenda as New Business, with a “date of receipt” of MONDAY, NOVEMBER 20, 2023, and may be scheduled for action during the next regularly scheduled meeting of **MONDAY, DECEMBER 18, 2023.**

(*) Applications submitted by 11:30 AM on FRIDAY, NOVEMBER 17, 2023, will be received by the Commission (“date of receipt”) on MONDAY, NOVEMBER 20, 2023. However, these applications may not be scheduled for action on MONDAY, DECEMBER 18, 2023, as they were submitted after the Commission’s deadline. This is in accordance with Commission policy to administer Public Act 03-177, effective October 1, 2003.

IX. ADOPTION OF MINUTES – (review/discussion/action)

1) Regular Meeting Minutes – OCTOBER 16, 2023

X. OTHER / MISCELLANEOUS – (review / discussion / action)

1) Notice of Exempt Modification – Facility Modification – 812 Providence Pike, Killingly, from Robinson & Cole

2) Notice of Exempt Modification – Facility Modification – 1375 North Road, Killingly, from Centerline Communications

3) Requesting an Order to Approve (from the CSC) the Shared Use of an Existing Tower – 1249 Hartford Pike, Killingly, Robinson and Cole (11/6/23)

(NOTE: Complete packets are available in the Planning & Development Office for review.)

XI. CORRESPONDENCE

1) Zoning Practice – November 2023 Edition

XII. DEPARTMENTAL REPORTS – (review/discussion/action)

A. Zoning Enforcement Officer’s & Zoning Board of Appeal’s Report(s)

B. Inland Wetlands and Watercourses Agent’s Report

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT

XIV. TOWN COUNCIL LIAISON REPORT

XV. ADJOURNMENT